
CITY OF GALLATIN COUNCIL MEETING

February 19, 2013

6:00 pm

Dr. J. Deotha Malone
Council Chambers

- Call to Order – Mayor Jo Ann Graves
- Opening Prayer
- Pledge of Allegiance – Councilwoman Brackenbury
- Roll Call: Vice Mayor Alexander – Brackenbury – Camp – Hayes – Kemp – Mayberry – Overton
- Approval of Minutes: February 5, 2013
- Public Recognition on Agenda Related Items
- Mayor's Comments

AGENDA

1. **Second Reading – Ordinance No. O13Ø1-1** concurring and approving a major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan in order to amend the use on a portion of the property from Commercial to Residential; dwelling, multi-family and establish the lot sizes, street design, site layout, and architecture for the Retreat at Fairvue – current zoning of the area being amended is split zoned Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential-15 (R15) – property consists of 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres for a total of 28.44 (+/-) acres – Baker South, LLC – Owner(s) – S.B.E. Tax Map 136//018.03 – located off Noah Lane (**Councilman Hayes**)
2. **First Reading – Ordinance No. O13Ø1-3** appropriating \$926.25 for damage to a decorative light base at N. Water & E. Broadway (**Councilman Mayberry**)
3. **First Reading – Ordinance No. O13Ø2-4** appropriating funds from surplus property sales (**Vice Mayor Alexander**)
4. **First Reading – Ordinance No. O13Ø2-5** amending the City of Gallatin, Tennessee Charter as established in Chapter 67 of the Private Acts of 1953 and as amended thereafter to establish a Rainy Day Fund (**Councilman Overton**)
5. **First Reading – Ordinance No. O13Ø2-6** transferring slope easement to RCTENN, LLC (**Councilwoman Kemp**)
6. **Resolution No. R13Ø2-8** amending Gallatin Personnel Rules and Regulations relating to Requests to Withdraw Sick Leave (**Councilman Camp**)
7. **Dangerous Building Show Cause Notice – 117 Drivers Lane** (Joe Thompson, City Attorney)

- Other Business
- Public Recognition on Non-Agenda-Related Items
- Adjourn

City of Gallatin City Council Meeting

February 5, 2013

The Gallatin City Council met in regular session on Tuesday, February 5, 2013 in the Dr. J. Deotha Malone Council Chambers in Gallatin City Hall. Mayor Jo Ann Graves called the meeting to order at 6:00 P.M. The opening prayer was led by Rev. Steve Nelson of Believers Fellowship and the Pledge of Allegiance was led by Vice Mayor John D. Alexander.

City Recorder Connie Kittrell called the roll and the following were present:

Vice Mayor John D. Alexander
Councilwoman Julie Brackenbury
Councilman Steve Camp
Councilman Craig Hayes
Councilwoman Anne Kemp
Councilman Ed Mayberry
Councilman Jimmy Overton

Others Present:

Rachel Nichols, Finance Director
Nick Tuttle, City Engineer
Dave Crawford, Personnel Official
Don Bandy, Police Chief
Billy Crook, Fire Chief
David Gregory, Public Utilities Director
Connie Kittrell, City Recorder/City Judge
David Brown, Leisure Services Director
James Fenton, Economic Development Director
Rosemary Bates, Special Projects Director
Ann Whiteside, Mayor's Office
Katherine Schoch, Codes/Planning Office
News Examiner Reporter
Gallatin News Reporter

Approval of Minutes

Mayor Graves presented the minutes of the January 15, 2013 Council Meeting for approval. Councilman Overton made motion to approve; Vice Mayor Alexander seconded.

Councilman Camp made two corrections to the minutes: on page 1, correct District 3 to District 2 and on page 3 under Mayor's Comments, the item on public hearing and second reading, it should read, "...second reading be before council tonight due to time restrictions. Mayor stated council could vote on second reading tonight or choose...." Motion carried as amended with 7 ayes and 0 nays.

Public Recognition on Agenda Related Items

Mayor opened public recognition on agenda related items.

With no one else wishing to speak, Mayor Graves closed public recognition on agenda related items.

Mayor's Comments

- Mayor thanked our city employees for responding so quickly last week when the powerful storms and tornadoes came through Gallatin. Mayor also read a note from a citizen thanking the City for their quick response and teamwork.
- The Gallatin Chamber of Commerce will host their 92nd Anniversary "Roaring Twenties Gala" on Friday, March 8th, 2013 at the EPIC Center. This is a fund raiser for the Chamber.
- "Mayor's Night In" will be February 19th, 2013 from 4:30 - 6:00 in the Mayor's office in City Hall and appointments are not required.

Agenda

1. Ordinance #O1301-1 - Public Hearing

Councilman Hayes presented this ordinance concurring and approving a major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan in order to amend the use on a portion of the property from Commercial to Residential; dwelling, multi-family and establish the lot sizes, street design, site layout, and architecture for the Retreat at Fairvue - current zoning of the area being amended is split zoned Multiple Residential and Office planned Unit Development (MRO PUD) and Residential -15 (R15) - property consists of 26.85 (+/-)

acres and one (1) commercial outparcel on 1.59 (+/-) acres for a total of 28.44 (+/-) acres – Baker South, LLC – Owner(s) – S.B.E. Tax Map #136//018.03 – located off Noah Lane for Public Hearing.

Mayor opened the public hearing.

Earl Fisher, President of the Fairvue Homeowners Association and resident of Fairvue Plantation spoke. Mr. Fisher stated the two (2) most important concerns of the residents of Fairvue Plantation are establishing a true separation between the two neighborhoods of Fairvue Plantation and The Retreat Condominium Complex and a requirement for an eight (8) foot wall rather than a fence behind the residents of Potter Lane which further separates the neighborhoods.

Mr. Fisher continued to read from a letter that he made a part of the record.

Mr. Fisher again requested council separate the two communities at Chloe Drive by not allowing a through road and to build a wall behind the homes on Potter Lane to save the value of these homes.

James Corbett of 1167 Chloe Drive spoke about the history of the width of Chloe Drive and the additional traffic that will come from the Retreat development. Mr. Corbett stated the residents have requested Chloe Drive be closed at the end of the Reserve, separating the single family homes of Fairvue Plantation with the multi-unit condominiums of the Retreat.

Mr. Corbett continued that they hired a Civil Engineer to develop a resolution that is in compliance with the city code. Mr. Corbett added that the engineer has recommended ending Chloe Drive with either a "Y" or a slingshot turnaround. Mr. Corbett passed out a copy of the two options for closing Chloe Drive.

Mr. Corbett stated they have an agreement with Ernst Homes and Botsko Builders, the property owners of the two lots nearest to this proposed turnaround. In addition, the Homeowners Association of Fairvue owns the 10 foot common strip at the end of Chloe Drive that will allow for the construction of the "Y" or slingshot. They also own the median on Chloe and would be willing to modify the island to allow for emergency vehicle turnarounds.

Mr. Corbett also asked for a solid wall structure to separate the multi-unit Retreat condominiums and the single homes on Potter Lane and to dead end Chloe Drive at the end of the Reserve in Fairvue Plantation.

Councilman Hayes asked Mr. Corbett if City Engineer Nick Tuttle had seen the plans he presented tonight.

Mr. Corbett stated that he received the plan this afternoon and did not get an opportunity to get the plan to the Engineering Department.

Mr. Jim Pope of 1141 Chloe Drive of Fairvue Plantation thanked the city for their quick response after the recent storms. Mr. Pope referenced several comments made at the last Council meeting.

Mr. Pope stated his concerns; no connectivity from Fairvue Plantation to the Retreat, traffic numbers and noise issues, a wall/buffer and a negative financial impact on Fairvue residents.

Sandy Olandt of 1233 Potter Lane spoke about several items in the Gallatin Zoning Ordinance. Ms. Olandt passed out material on bufferyard requirements and the overall layout plan of the Retreat at Fairvue.

Mike Stanton, representing Goodall Homes, spoke about bufferyards, renewing and updating PUD's, and traffic studies. Mr. Stanton gave a summary of the changes made to the development to accommodate some of the requests from the Fairvue residents.

Mr. Stanton stated the Retreat Community will be one level home's made of brick and stone priced at an approximate cost of \$250,000. He added there will also be a homeowner/maintenance monthly fee of \$250 - \$275.

Mr. Stanton stated the current listings in Fairvue are \$269,000 to \$4.4 million so there is a great divide already in the Fairvue Plantation. He stated there are rented homes in Fairvue at the present time.

Mr. Stanton requested council vote yes or no on this development with no additional concessions.

Kevin Kuntz of 1243 Potter Lane thanked the city for their quick response after last week's storms. Mr. Kuntz stated he would never have purchased his home if he had known there would be a road behind his home. He also referenced the brick wall at Wood Haven Subdivision and requested that same type of barrier.

2. Ordinance #O1210-60 – Second Reading

Vice Mayor Alexander presented this ordinance amending Zoning Ordinance of the City of Gallatin, Tennessee by amending Commercial Services (CS) Zone District to Core Commercial (CC) Zone District – 0.74 (+/-) acres, Bonnie Chandler, owner, S.B.E. Tax Map #126C/C/Parcel 001.00 and 002.00 – located at 219, 221 and 223 North Water Avenue, at the intersection with East Eastland Street.

Vice Mayor Alexander made motion to approve; Councilman Overton seconded. Motion carried with 7 ayes and 0 nays.

3. Ordinance #O1212-69 – Second Reading

Councilman Mayberry presented this ordinance appropriating funds from revenue received by Environmental Services Recycling Program.

Councilman Mayberry made motion to approve; Councilwoman Kemp seconded. Motion carried with 7 ayes and 0 nays.

4. Ordinance #O1212-70 – Second Reading

Councilwoman Kemp presented this ordinance appropriating funds from sales of equipment.

Councilwoman Kemp made motion to approve; Vice Mayor Alexander seconded. Motion carried with 7 ayes and 0 nays.

5. Ordinance #O1212 - 71 – Second Reading

Councilman Camp presented this ordinance appropriating funds for 2013 employee health insurance program.

Councilman Camp made motion to approve; Councilwoman Kemp seconded. Motion carried with 7 ayes and 0 nays.

6. Ordinance #O1212-72 – Second Reading

Councilman Overton presented this ordinance appropriating funds for the 2011/2012 carry-over capital projects.

Councilman Overton made motion to approve; Vice Mayor Alexander seconded. Motion carried with 7 ayes and 0 nays.

7. Ordinance #O1212-73 – Second Reading

Vice Mayor Alexander presented this ordinance appropriating funds for items not included in the original 2013 Budget.

Vice Mayor Alexander made motion to approve; Councilwoman Kemp seconded. Motion carried with 7 ayes and 0 nays.

8. Ordinance #O1301-2 - Second Reading

Vice Mayor Alexander presented this ordinance appropriating federal grant for Coles Ferry Flood Control Project.

Vice Mayor Alexander made motion to approve; Councilman Overton seconded. Motion carried with 7 ayes and 0 nays.

9. Resolution #R1301-7

Councilman Hayes presented this resolution approving revised job description for the Customer Service Supervisor.

Councilman Hayes made motion to approve; Councilwoman Kemp seconded. Motion carried with 7 ayes and 0 nays.

Other Business

City Recorder Connie Kittrell presented the Certificates of Compliance for Red Carpet Liquors located at 226 North Locust and Liquor World located at 135 North Belvedere.

Councilman Overton made motion to approve; Councilman Camp seconded. Motion carried with 7 ayes and 0 nays.

Councilman Overton requested Charter Changes placed on the agenda for next week's Committee Meeting.

Councilman Mayberry requested the street/sidewalk between the Methodist Church and the Presbyterian Church placed on the agenda for discussion at the next Committee Meeting.

Councilwoman Brackenbury requested the Fairvue/Retreat ordinance be on the agenda at the next Committee Meeting.

Vice Mayor Alexander requested an update on Blakemore Street be on the agenda for the next Committee Meeting.

Public Recognition on Non-Agenda Related Items

Mayor Graves called for public recognition on non-agenda related items.

Joe Debord, 1007 Hart Street, spoke about an existing uncovered gas line in his neighborhood. Mr. Debord stated his concerns that the State dropped

HattenTrack/ Albert Gallatin back in the cities lap to cost us extra money. He spoke about the need for Hatten Track/ Albert Gallatin to move traffic through our city. Mr. Debord suggested the city send letters to several organizations.

Adjourn

There being no other business to discuss, the meeting was adjourned.

Mayor Jo Ann Graves

ORDINANCE CONCURRING AND APPROVING A MAJOR AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY MASTER DEVELOPMENT PLAN IN ORDER TO AMEND THE USE ON A PORTION OF THE PROPERTY FROM COMMERCIAL TO RESIDENTIAL; DWELLING, MULTI-FAMILY AND ESTABLISH THE LOT SIZES, STREET DESIGN, SITE LAYOUT, AND ARCHITECTURE FOR THE RETREAT AT FAIRVUE – CURRENT ZONING OF THE AREA BEING AMENDED IS SPLIT ZONED MULTIPLE RESIDENTIAL AND OFFICE PLANNED UNIT DEVELOPMENT (MRO PUD) AND RESIDENTIAL-15 (R15) – PROPERTY CONSISTS OF 26.85 (+/-) ACRES AND ONE (1) COMMERCIAL OUTPARCEL ON 1.59 (+/-) ACRES FOR A TOTAL OF 28.44 (+/-) ACRES–BAKER SOUTH, LLC– OWNER(S) – S.B.E. TAX MAP 136//018.03– LOCATED OFF NOAH LANE

WHEREAS, the Gallatin Municipal-Regional Planning Commission, voted to consider the proposed changes as a major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan at the November 26, 2012 meeting; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of the amended Preliminary Master Development Plan in GMRPC Resolution No. 2013-01, attached hereto as Exhibit B; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of this amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE as follows:

1. The Gallatin City Council hereby concurs with recommendations the Gallatin Municipal-Regional Planning Commission as described in Exhibit A and Exhibit B and further described in the Staff Report and Action Form, attached hereto as Exhibit C, and imposes those recommendations as conditions to this amended Preliminary Master Development Plan and Final Master Development Plan; and
2. That after review of the actions of the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, for the real property described in Exhibit D and illustrated in Exhibit E, the Greensboro Village Planned Unit Development (PUD) Amended Preliminary Master Development / Final Master Development Plan for The Retreat at Fairvue, is hereby approved.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING: January 15, 2013.

PASSED SECOND READING:

RECEIVED
DEC 21 2012

LEGAL DESCRIPTION

EXHIBIT D

METES AND BOUNDS DESCRIPTION OF TRACT 2

Land lying south side of Greenlea Boulevard 176.2 feet east of Stonebridge Drive in the City of Gallatin, Fourth Civil District, Sumner County, Tennessee. Being part of the land deeded to SRHS Bankruptcy, Inc. as recorded in Record book 1501, page 329, and Record book 3322, page 833, Register's Office of Sumner County (R.O.S.C.), Tennessee and more particularly described as follows:

BEGINNING at a nail (new) set in asphalt on the south right of way line of said Greenlea Boulevard and marking the northeast corner of Lot 2 of "Greensboro Village, Phase Six, Section One as recorded in Plat book 24, page 12, R.O.S.C., Tennessee; thence,

1. with said south right of way line and with a curve to the left, easterly an arc length of 206.90 feet, said curve having a radius of 1050.00 feet, a delta angle of $11^{\circ}17'24''$ and a chord of $S85^{\circ}45'22''E$, 206.57 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 at the point of tangency; thence,
2. continuing with said south right of way line, $N88^{\circ}35'56''E$, a distance of 107.58 feet to a point in the center of Rankin Branch; thence,

with the center of said Rankin Branch the following thirteen calls (3 through 15):

3. $S19^{\circ}09'43''E$, a distance of 37.63 feet to a 1/2" iron rod (old) with a cap stamped TN1571 and KY3050; thence,
4. $S47^{\circ}40'12''E$, a distance of 112.42 feet to a point; thence,
5. $S04^{\circ}33'31''E$, a distance of 39.60 feet to a point; thence,
6. $S41^{\circ}01'15''E$, a distance of 218.72 feet to a point; thence,
7. $S55^{\circ}25'58''E$, a distance of 70.86 feet to a point; thence,
8. $S47^{\circ}10'32''E$, a distance of 209.81 feet to a point; thence,
9. $S67^{\circ}20'38''E$, a distance of 44.67 feet to a point; thence,
10. $S22^{\circ}36'46''E$, a distance of 131.69 feet to a point; thence,
11. $S63^{\circ}23'08''E$, a distance of 101.19 feet to a point; thence,
12. $S31^{\circ}44'53''E$, a distance of 130.36 feet to a point; thence,
13. $S08^{\circ}34'17''W$, a distance of 167.54 feet to a point; thence,
14. $S14^{\circ}38'15''E$, a distance of 105.29 feet to a point; thence,
15. $S33^{\circ}29'54''E$, a distance of 29.91 feet to a point on the north line of the land deeded to Gallatin Golf, LLC by deed recorded in Record book 3397, page 625, R.O.S.C., Tennessee; thence,
16. leaving said Rankin Branch and with the north line of said Gallatin Golf, LLC land and with the north line of "Fairvue Plantation, Phase Fourteen" as recorded in Plat book 22, page 76, R.O.S.C., Tennessee, $S69^{\circ}33'52''W$, a distance of 1041.60 feet to a 1/2" iron rod (old) on the east line of "Fairvue Plantation, Phase Eleven" as recorded in Plat book 22, page 341, R.O.S.C., Tennessee; thence,
17. with the east line of said "Fairvue Plantation, Phase Eleven", $N24^{\circ}02'50''W$, a distance of 1023.43 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 on the east right of way line of Noah Lane; thence,
18. with said east right of way line and with a curve to the left, northeasterly an arc length of 112.69 feet, said curve having a radius of 350.01 feet, a delta angle of

2nd REVISED RESUBMITTAL PC0043-12

EXHIBIT B

GMRPC Resolution No. 2013-01

RESOLUTION RECOMMENDING APPROVAL OF THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) AND APPROVING THE FINAL MASTER DEVELOPMENT PLAN FOR THE RETREAT AT FAIRVUE – PC0043-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the proposed changes to the Greensboro Village Planned Unit Development (PUD) submitted by the applicant, Dewey-Estes Engineering, as a major amendment to the Preliminary Master Development Plan at the November 26, 2012 meeting; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Development Plan/Final Master Development Plan submitted by the applicant, Dewey-Estes Engineering for The Retreat at Fairvue, at a special-called meeting on January 7, 2013; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached hereto as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-103 and 13-4-102:

1. The Amended Preliminary Master Development Plan/Final Master Development Plan is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.
2. It has been determined that the legal purposes for which zoning regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.
4. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the Amended Preliminary Master Development Plan to City Council with the following conditions:

1. The final architectural elevations are approved as submitted.

EXHIBIT B

9. In the sidewalk section of the Design Guidelines, the applicant shall indicate that anything public shall be ADA compliant and that crushed stone will only be permitted in private/sidewalks/trails and not in public sidewalks/trails.
10. In the street trees section of the Design Guidelines, the applicant shall add a note that the final location of trees shall be approved by the Engineering Division. All street trees must have bio-barrier installed adjacent to roadway and sidewalk as previously required for Fairvue Plantation.
11. At the time construction plans are submitted, radii will need to be improved at intersections to enable access for all emergency and sanitation vehicles.
12. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
13. The alternative pedestrian plan is approved as shown.
14. The applicant shall submit list of street names to Sumner County E-911 for review and approval.
15. The applicant shall submit notarized documentation that all adjoining property owners were notified by mail about the Public Hearing for this property at City Council. Letters shall be mailed 15 days prior to Public Hearing, not counting the meeting date.
16. The applicant shall submit three (5) corrected copies of the Design Guidelines to the Codes/Planning Department.
17. The applicant shall correct minor errors in the legal description of the property and submit five (5) corrected copies to the Codes/Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

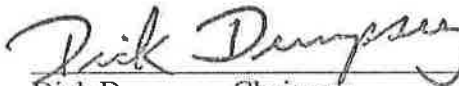
IT IS SO ORDERED.


PRESENT AND VOTING

AYE: 6

NAY: 0

DATED: 1/7/13


Dick Dempsey, Chairman


Johnny Wilson, Secretary

APPROVED AS TO FORM:


JOE H. THOMPSON
CITY ATTORNEY

This property is currently split-zoned Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential-15 Planned Unit Development (R15 PUD). Multifamily Dwelling is a permitted use in the MRO PUD and R15 PUD zone districts under the provisions of the previous Zoning Ordinance. Since the City of Gallatin no longer approves Planned Unit Developments, previously existing Planned Unit Developments are permitted under the regulations of the current Zoning Ordinance. Please note that zoning boundary lines are not changing with this amendment request.

Residential PUD extensions are governed by the following provisions of G.Z.O. Section 06.09.020:

**G.Z.O. 06.09.020 Previously Approved Residential PUD's Applicability to the New
Planned Residential Development District**

Any project lawfully approved under the provisions of a Planned Unit Development zone (of this or any other government entity) is hereby approved under their original conditions and are hereby made an overlay of the zoning map of Gallatin as a part of this Ordinance for a period not to exceed two (2) years from the date of the enactment of this Ordinance. If no final plan approval or building permit is requested on the subject property at the end of this period, the Planning Commission shall review its previous recommendations and actions on the subject property and provide to the governing authority a recommendation to: (1) extend the current approval of the subject tract for a period not to exceed two years; (2) revise the current approval in regards to the use, bulk, and/or design standards required of the current approval; or (3) cancel the current approval and impose a new base zoning district on the subject project.

Furthermore, for all previously approved Residential PUD Districts (or portions thereof), which have not received final plan approval prior to the enactment of this Ordinance, the design standards and regulations contained in Articles 12.00 and 13.00 shall be applied to and required of these developments. A revised preliminary master development plan indicating the proposal's conformance with the new design standards contained herein shall be submitted and approved prior to the review and approval of a final master development plan for the proposed development or any portion thereof.

Commercial PUD extensions are governed by the following provisions of G.Z.O. Section 08.04.010:

**G.Z.O. 08.04.010 Previously Approved Commercial PUD'S Applicability to the New
Planned General Commercial District**

Any project lawfully approved under the provisions of a Commercial Planned Unit Development zone (of this or any other government entity) is hereby approved under their original conditions and are hereby made as a new district of the zoning map of Gallatin as a part of this Ordinance for a period not to exceed two years from the date of the enactment of this Ordinance. If no final plan approval or building permit is requested on the subject property at the end of this period, the Planning Commission shall review its previous recommendations and actions on the subject property and provide to the governing authority a recommendation to: (1) extend the current approval of the subject tract for a period not to exceed two years; (2) revise the current approval in

- Property zoned: MRO PUD; R15 PUD
- 1,044,000 s.f. commercial
- 462 total dwelling units approved
 - 100 Multifamily residential units
 - 93 units 6,000 s.f. lots
 - 259 units 15,000 s.f. lots
 - 10 estate lots

Tract B: 150.26 (+/-) acres (South of Nashville Pike)

- Property zoned: R15 PUD; MRO PUD
- 1,605,000 s.f. commercial
- 480 Multifamily residential units

This information has been updated for The Retreat at Fairvue project as follows:

PROPOSED AMENDMENTS:

Tract A: 95.33 (+/-) Acres

- Property zoned: MRO PUD (North of Nashville Pike)
- 1,044,000 s.f. commercial

Tract B: 150.26 (+/-) acres (South of Nashville Pike)

- Property zoned: MRO PUD, R15 PUD, R6 PUD
- 1,605,000 s.f. commercial
- 480 Multifamily residential units
- 130 Multifamily residential units: The Retreat at Fairvue

At the June 25, 2001 meeting, the Planning Commission recommended approval of various amendments to the PUD plan regarding uses, bulk regulations, and design standards to City Council (PC File #4-3-01). Those changes were considered a major amendment to the PMPD/PUD plan. The amended PMDP/PUD plan was approved by City Council on Second Reading at the August 7, 2001 meeting (00107-042). At that meeting, the PUD was also extended and revised according to the provisions of the G.Z.O.

At the March 13, 2006 Special-Called meeting, the Planning Commission approved a minor amendment to the Design Guidelines for the PUD in order to update the development standards (PC File #4-1-06). The modifications to the Design Guidelines at that time moved away from the urban neighborhood design originally envisioned for the property and allowed the Planning Commission to approve more suburban-oriented development projects. The applicant also updated the approved use chart, which included commercial and multifamily residential uses for Tracts A and B. The cluster housing shown for Tract C was deleted from the plan at that time. The PUD property has been developing under the regulations of the Design Guidelines approved in 2006.

The applicant has submitted an updated plan for the overall Greensboro Village PUD, which shows the current zoning for the properties within the PUD boundary. Please refer to Attachment 1-4.

The Retreat at Fairvue

the Codes/Planning Department that the proposed plan for The Retreat has received conditional approval from the Design Review Committee. That approval document has been included with this staff report as Attachment 1-5.

Architectural Elevations

The applicant submitted detailed renderings of the proposed multifamily dwelling units. The homes will be constructed in groups of three (3) and four (4) units and will feature a mixture of brick, stone, and Hardie Board siding, with architectural dimensional shingles for the roofs. These units will be almost identical to the homes constructed in Cottage Grove, a multifamily development project in Goodlettsville, Tennessee. The applicant has submitted photographs of the units already constructed in Cottage Grove, copies of which have been included with this staff report as Attachment 1-3. Four (4) different façades will be constructed in alternating patterns to add visual interest to the buildings. The Retreat at Fairvue Design Guidelines require a minimum of 1,300 s.f. of usable square footage including a garage. The square footages range from a base of 1,338 square feet to 2,022 square feet, which includes the optional bonus room. The multifamily units are shown to be alley-loaded and many of the units will have double street frontage. The final architectural elevations have been approved by the Greensboro Design Review Committee as required as part of the private restrictive covenants for this development.

A future amenity area has been identified on the plan near the location of the 100-year floodplain line at the eastern corner of the development. No architectural elevations were submitted since the details of the amenity area are unknown at this time. This plan will need to be amended and revised in the future to show the layout and design of the amenity area.

Landscaping Plan

Since this property is part of the overall Greensboro PUD, landscaping requirements are set by the applicant as part of the Design Guidelines. The proposed landscaping plan has been revised based on comments received at the previous Planning Commission meetings and concerns from the adjacent property owners. The applicant has shown a Type 20 Bufferyard along both sides of the property adjacent to the existing neighborhoods. The new landscaping plan shows additional evergreen plantings to be installed on a two (2) to three (3) foot earth berm adjacent to Fairvue Plantation, Phase 11, behind lots fronting Potter Lane. The applicant has also increased the number of plantings in the Type 20 Bufferyard adjacent to Fairvue Plantation, Phase 14. The goal is for bufferyard plantings to supplement the existing landscaping in these areas and provide an attractive screening between the two (2) residential developments. The applicant has also committed to install larger plantings that will provide immediate screening. No additional plantings are shown along the back of lots 41-48 so the view of the golf course will not be obstructed. Landscaping will also be installed in the center of the roundabout, details of which have been included with this staff report as Attachment 1-13.

The idea of a brick wall to be installed along the back of the lots on Potter Lane was suggested during Public Comment at the last Planning Commission meeting; however, Staff is satisfied that the proposed earth berm and evergreen plantings will sufficiently screen the development from the existing residential uses in the area.

Planning Commission may want to discuss the brick wall as an alternative bufferyard plan at the meeting; however, Staff recommends approval of the proposed landscaping plan as shown.

Other Departmental Comments

Other departmental comments for this project not addressed in the revised resubmittal have been included as conditions of approval.

Major Amendment

The proposed multifamily residential project provides a good transition between the adjacent single-family dwellings and the commercial properties located on GreenLea Boulevard and the neighboring Greensboro Drive. Since the property was previously designated for commercial uses, Staff thinks the proposed residential use is far less intense and will have a lesser impact on the adjacent properties than the previously approved commercial development, specifically regarding traffic. In addition, the connection of Chloe Drive through the property was always envisioned and has been shown on previous plans. Furthermore, the connection of Chloe Drive was a previous condition of approval for both the Greensboro Village PUD and Fairvue Plantation. Although the exact location of the street has changed, there are no significant changes to the approved access points in this area.

The architecture shown for the project is consistent with the building materials used on the single-family homes in Fairvue Plantation, Phase 11 and Phase 14 and bufferyards are shown to provide screening between the existing homes on Chloe Drive and homes that front on Potter Lane.

This property is part of the Commercial Corridor Community Character area as shown in the *Gallatin on the Move 2020 General Development and Transportation Plan (2020 Plan)*. However, mixed use developments are also encouraged for this area. Staff is comfortable that the amended plan meets the goals outlined in the *2020 Plan* for this area. Although Staff previously recommended that the Planning Commission consider the proposed changes as a minor amendment, at the November 26, 2012 meeting Planning Commission decided that proposed changes represented a major amendment to the approved PMDP/PUD plan and shall proceed to City Council for approval. Since the project will move forward to City Council, the applicant shall notify the adjoining property owners by mail regarding the Public Hearing. Furthermore, notice of the Public Hearing for this project will be advertised in the newspaper.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Final Master Development Plan, contingent upon the approval of the Amended Preliminary Master Development Plan by City Council, with the following conditions:

1. The final architectural elevations are approved as submitted.
2. The final landscaping plan is approved as submitted.
3. The applicant shall submit details of the proposed mailbox kiosk.
4. The applicant shall submit a major subdivision plat for this property and the plat shall be recorded prior to the issuance of any building permits.
5. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.
6. A site surety shall be submitted prior to the issuance of any building permits.
7. The applicant shall obtain a sign permit from the Codes/Planning Department prior to the installation of any signage on site.

EXHIBIT C

EXHIBIT A

Tony Allers

Director

CITY OF GALLATIN, TENNESSEE

Gallatin Codes/Planning Department

Katherine Schoch

Assistant Director

Project Comments

Meeting Date: 01/07/2013

RE: RETREAT AT FAIRVUE, Final Master Development Plan

Reference #: PC0043-12

Department of Public Utilities

Review Date:

12/12/2012 Revised submittal comments:

1. **Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.**

12/07/2012 New submittal comments:

1. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.

10/30/2012 Resubmittal comments

1. Must submit detailed plans and specifications for water & sanitary sewer approval.

09/27/2012

1. Detailed plans and specifications for water and sanitary sewer installations must be submitted for approval.

Planning Department

Codes/Planning Department Project Manager: Katherine Schoch PC0043-12

Revised Submittal Review Date: 12/14/12

1. Submit legal description of property to be used as an attachment to the City Council ordinance for this project. Calls on plan shall march calls on legal description. Project may not proceed with City Council without this document.
2. Submit site surety cost estimate based on calculation sheet. A site surety for all site improvements shall be submitted prior to the issuance of a building permit.
3. Sign permit required prior to the issuance of any signage on site.
4. Submit final plat for property. Plat shall be recorded prior to the issuance of any building permits.
5. Provide detail of proposed mailbox kiosk.
6. Open spaces and parking lots will need to be shown as being owned by Homeowners Association. City will not maintain these areas. These areas also need to be shown on plat.

Tony Allers

Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch

Assistant Director

information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.

21. Submit a detailed response letter addressing all departmental review comments.

22. RETURN CHECKPRINT #2 Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on Thursday, 11/15/2012.

Resubmittals must include the above information in order to be considered a complete resubmittal.

10/3/12 Checkprint: KS

1. Gallatin on the Move 2020 Plan shows this area as a party of the Commercial Corridor Community Character area; however, Mixed Use developments are encouraged in that area. Staff is comfortable that the FMDP meets the goals of the 2020 Plan for this area.
2. Please submit written description of all proposed changes to PUD. This description will be added to the amended Design Guidelines for the PUD.
3. Show R15 PUD/MRO PUD zoning line through property.
4. Approved uses shown for Tract B include 86.38 acres Commercial for MRO PUD (1,605,000 s.f.) and 25.94 + 14.82 Acres (480 Multi-family units; still approved/valid) for R6 PUD. These acreage calculations were based on incorrect zoning line which has been corrected. No use was designated for R15 PUD area (One-family Detached Dwelling use was removed with previous amendment). Multi-family use will need to be added to (Refer to old Zoning Ordinance use table for approved uses for Residential PUD's). Show existing use as Commercial/Vacant and proposed use as Residential; Multi-family Dwelling.
5. Correct zoning boundary lines on overall Greensboro Village PUD plan. See attached zoning map. Provide list of surrounding property owners or remove note.
6. Provide FFE's for lots located in the 100-year floodplain.
7. Label commercial outparcel as "future development". A separate PMDP and FMDP shall be submitted for that outparcel.
8. Label all surrounding property owners and surrounding zoning. Provide list of all surrounding property owners with tax map numbers and mailing addresses in case changes are considered a major amendment. If a major amendment, letters will need to be mailed to all surrounding property owners by applicant prior to Public Hearing at City Council.
9. Where will HVAC units be located and how will they be screened?
10. Design Guidelines to this specific residential section seem incomplete. Update Design Guidelines based on information specified in Section 4, Page 1 amended 3/13/06. Updated use chart for Section 3, Page 9.
11. Show density calculation. Staff shows density at 4.9 units per acres, which meets the R15 PUD maximum density.
12. Add note to architectural elevations about the percentage of all materials to be used on building façades. A sample material and color board will be required for presentation at the Planning Commission meeting.

EXHIBIT C

EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department

12/17/2012 Review of Revised Submittal

1. No comments at this time.

Review Date: 11-12-12: New submittal:

1. Units in the regulated floodplain engineered design.
2. Building plans show designed fire protection systems - fire separation walls, fire sprinklers depending on design provisions.

Review Date: 9-28-12 No comments

Engineering Division

12-17-2012 JZW Revised Submittal:

1. Remove any labels indicating sidewalks to be flush. Actual elevations of sidewalks will be sorted out at construction plan stage.
2. Wrap sidewalks around front of parking spots.
3. For 20' ROW Alley section, revise to have 1' ribbon curb and 18' pavement.

12/10/2012: JZW Review of new submittal:

1. Several alternatives have been discussed regarding cross-sections for roadways. It is my understanding that further submittals are forthcoming. Comments will be provided upon receipt of these submittals.

11-20-2012 JZW Revised Resubmittal:

No additional comments at this time.

11-8-2012 JZW Design Standards comments:

1. Indicate in sidewalks section that anything public shall be A.D.A. compliant and that crushed stone will only be permitted in private sidewalks/trails and not in public sidewalks/trails.
2. In street trees section add: -Final location of trees must be approved by City Engineering Division -All street trees must have bio-barrier installed adjacent to roadway and sidewalk. This is the same treatment the Fairvue street trees got. -----

11-1-2012 JZW Resubmittal:

1. Remove traffic circle radius label. Label traffic circle. Geometrics shall meet appropriate design criteria.
2. Provide minimum of 20' driveway length from building to back edge of sidewalk.
3. It appears that emergency/sanitary vehicles may have difficulty making turns to/from alleys. At the time of construction plan submittal, radii will need to be improved at intersections to enable access for all emergency vehicles.

EXHIBIT C

EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

10. If possible, at the time of construction plan submittal, provide connection of the ends of the pedestrian path across Chloe Drive, and provide a crosswalk with appropriate pavement markings and signage. If possible, turn the western leg of the trail to the south to run along the edge of the Public Alley, and then turn the trail along the south side of Unit 40 to line up with the terminus of the eastern leg of the pedestrian path at Chloe Drive.

11. In order to minimize on-street parking, provide additional parking spaces so that each block/group of buildings has guest parking.

Fire Department
12/17/2012

Review of Revised Submittal:

All the requirements of the Fire Department have been met. If there are any other questions, let me know.

Review Date: 12/07/2012 of the 12/5/12 New Submittal:

1. After talking to Chief Crook, Planning, Engineering and the City Attorney, the Fire Department will be requiring twenty feet (20) of asphalt and one (1) foot of ribbon curb on each side of the roadway. Casper Way and Vardon Lane may stay the way they are. I will be at the Planning Commission meeting Monday, Dec. 10th if you have any questions. -----

Resubmittal review: 11/05/2012

1. All main entrance to houses, roadways shall be able to have two (2) Fire Engines pass each other. If there are any questions, please contact me and set up a meeting to talk about this.
2. See accompanying Chapter 18: Fire Dept. Access and Water Supply from the National Fire Protection Association.

10/04/2012 This office has no comments at this time.

Police Department
12/13/2012 Revised Submittal:
Reviewed: no comment

12/7/12: New Submittal Reviewed, no comments

10/31/12: Resubmittal Reviewed: no comments

09/28/2012 Reviewed: no comments

Gallatin Department of Electricity
Review Date: 12/2/2012 Revised Submittal Review: O.K.

12/6/2012 New Submittal Review:

EXHIBIT C

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

1. Detailed water and sanitary sewer plans and specifications must be submitted to this department for review and approval.

1-5

EXHIBIT C

Amendments to P.U.D.

	Original	Amendment 9/12/02	Amendment 3/13/06	Amendment 10/29/2012
Acres	700+	582+	442+	246+
Commercial	2,649,000 SF	2,649,000 SF	2,649,000 SF	2,649,000 SF
Multi-family	580 units	580 units	580 units	480 units
Cluster Housing	454 units	304 units	93 units	0 units
Subdivision Lots	605 units	449 units	259 units	0 units
Multi-family: The Retreat at Fairvue	0 units	0 units	0 units	132 units
Total Residential	1,639 units or lots	1,333 units or lots	932 units or lots	612 units

This amendment sheet has been added on 10-29-2012 and will be updated throughout the project.

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GALLATY, J. LIVING
& ZONING

PC0043-12

1 -5

Greensboro Village PUD
Design Guidelines - The Retreat at Fairvue

Required Yards

The following setbacks shall apply to residential structures:

Front Yard - 10'

Side Yard - 5' *Double if adjacent to right-of-way

Interior Side Yard - 0'

Rear Yard - 20'

Minimum Square Footage

Residential units shall have a minimum of 1,300 sq. ft. of usable square footage including a garage.

Architectural design/Building Materials- Residential

- Proposed building heights shall not exceed a maximum of two (2) stories. Submission of paint colors and primary building materials sample board is required for submission to the City Planning Commission. Architectural elevations of proposed buildings to be included in submittal package.
- Predominant building materials throughout Greensboro Village to include primarily brick and stone. Alternative materials may be used to complement primary building materials. Single-family attached residential front and side facades shall be at least 75% brick, stone, or faux stone. Vinyl products shall only be permitted if used for soffits, overhangs, or porch ceilings.
- The Planning Commission may approve an alternate plan that is not in strict compliance with the requirements of this section if the Commission finds that such alternative plan meets the purpose and intent of the original requirements and the alternative architectural plan and materials are clearly superior to a plan that would be in strict compliance. Evaluation of alternative materials to include consideration of the overall design, color and other natural or man-made elements.

NOV 15 2012

CITY PLANNING
& ZONING

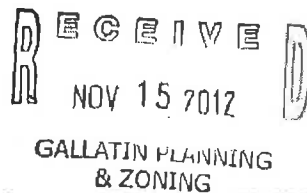
Mailboxes, Street Signs, and Lampposts

- Mailbox kiosks are permitted for attached residential developments. Mail kiosks shall be enclosed on three sides and covered with a roof. Architecture and elements to be approved by the DRC. All mailbox, mailbox kiosk, and structures associated with mailbox kiosk designs require DRC approval.
- Street signs and regulatory road signs shall be mounted in a black metal frame and supported by an ornate cast iron or aluminum pole with a painted or powder coated black finish.

Landscape and Parking Lot Requirements

- Street trees are required along Chloe Drive. Street tree size and spacing are as follows: 2 - 2.5" caliper 100' o/c. Required spacing shall be an average to permit logical placement of street trees while accommodating other site elements. The desired effect is to establish an oscillating rhythm of one street tree on one side of the street occurring about every 50' o/c. Street tree quantity and placement must be approved by the DRC. Final location of trees must be approved by City Engineering Division.
- Street trees must have bio-barrier installed adjacent to roadway and sidewalk.
- Landscape plans for formal open spaces must be approved by the DRC.
- Each residential unit shall have foundation plantings along the front of the unit.
- HVAC units shall be screened from view with evergreen plant materials.
- Individual lot landscapes must be approved by the DRC. Plant materials may be described in general terms, for example: flowering shrub, evergreen shrub, groundcover, ornamental tree, etc.
- Irrigation of individual residential lots and formal opens spaces using an automated irrigation system is required.

87022/design guidelines/design guidelines section 4.1_Retreat@FairvueArchitectural



ATTACHMENT

1-8

DEWEY-ESTES
ENGINEERING

November 15, 2012

Katherine Schoch, AICP
Assistant Director
Gallatin Codes/Planning Department
132 West Main Street, Room 201
Gallatin, TN 37066

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NOV 15 2012

**RE: The Retreat at Fairvue
FMDP Comments Response**

**GALLATIN PLANNING
& ZONING**

Dear Katherine,

In response to the review comments dated on November 9, 2012, we have revised the plans and provided the additionally requested documentation. Please refer to our original comments response letter submitted October 29, 2012 for the review comments generated October 5, 2012. Below is an itemized response to each comment as they appeared in the most recent comments letter:

Department of Public Utilities:

1. Detailed water and sewer plans will be submitted with the construction plans for review.

Planning Department:

1. As we discussed, the Landscape Plan by Gamble Design Collaborative provides an extensive buffer between the existing adjacent lots and the proposed development. Additional bufferyards have been proposed on both sides of Chloe Drive along the existing lots with this submittal.
2. The courtyards will be a mixture of grass and plantings. Please refer to the Landscape Plans for specifications.
3. Note 12 has been added to the Cover Sheet regarding trash collection for this site. Individual city toters will be used for this site.
4. Note 1 on the Cover Sheet has been revised regarding Multi-Family use.
5. A site surety cost estimate will be provided prior to final approval.
6. We attended the joint CC/PC Work Session on 11/12/12. We believe there was a good discussion regarding the project. We plan to address/answer the concerns at the 11/26/12 Planning Commission meeting. As we have discussed, we believe this project does not meet items A-G of G.Z.O. Section 12.02.050. Item H refers to any other change that the City Planner determines to be a major divergence from the approved PMDP. It is our understanding, Planning considers this plan to be in harmony with the community. The PC may overrule the City Planner's determination upon a favorable vote of a majority of the entire membership of the Planning Commission.
7. We have reviewed the Subdivision Regulations to provide adequate truck turning radii for this development. We met with the Fire Department to ensure their trucks will be provided adequate access. We will provide them with the information they have requested.
8. The sign has been relocated to be a minimum of 15 feet from the Public ROW.
9. A Final Plat will be submitted per phase for this development.

REVISED

RESUBMITTAL

PC 0043-12

DOCUMENT

1-8

- 3 -

November 15, 2012

lower 10% of a drainage basin can often change the timing of the entire outflow hydrograph for the stream.

Fire Department

1. The alleys will be 20 feet wide minimum of hard surfaced material (18 feet asphalt, 1 foot each side ribbon curb). We have met with the Fire Department and believe the plan satisfies their concerns. We will provide any additional documents requested.
2. We have received and reviewed Chapter 18 of the NFPA.

Sumner County E-911

1. The builder understands the units may be addressed using one address with individual unit numbers, even though each unit will be on its own lot. We have met with the Fire Department regarding their access. As discussed, the developer will provide No Parking signs along the alley to discourage on-street parking.

Industrial Pre-treatment Department:

1. Detailed water and sewer plans will be submitted during the construction plan review.

Other departments (Codes, Police, and Electric) did not have any comments at this time. I hope this appropriately addresses the comments generated during review. Please feel free to call if you need anything further from our office or if you have any questions.

Sincerely,



Michael Dewey, PE

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GALLATIN PLANNING
& ZONING

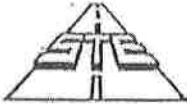
15. The monument signage has not been relocated. We are seeking council approval for the location of the monument sign to be within 15 feet of the Public ROW.
16. We have maintained the connection of Chloe Drive as called for in the Gallatin on the Move 2020 plan.
17. An exhibit showing the details of the exterior lighting fixtures on the buildings has been included with this submittal.
18. The plan has been revised to create a very walkable and accessible community; we consider this plan revision to be "pedestrian friendly."
19. The future amenity area has been labeled accordingly.
20. The title of this plan has been revised to read An Amended PMDP for Greensboro Village PUD and FMDP for The Retreat at Fairvue.
21. The parking stalls have been revised to be 9' x 20' and labeled accordingly.
22. A cross section of the alley and sidewalks have been shown on sheet C1.0.
23. The requirement for a turnaround is 300 feet, the only dead-end alley on this plan is located behind lots 113-116. The distance to the terminus of this alley from the intersection is approximately 150 lf.
24. The public alleys have been provided with street names.
25. A tree survey was performed and all trees over 4.5" caliper have been shown along the south and west property lines.
26. The reference to Public Works has been revised to Engineering Division in the Project Notes on the Cover Sheet.
27. We plan to attend the November 12 PC Work Session to discuss this project. At this meeting, we would like the opportunity to discuss whether or not this project will be deemed a major or minor amendment.
28. We have deferred this project from the October meeting to the November Planning Commission meeting per staff recommendation.
29. We have submitted 1 full size and 15 half-size sets of plans.
30. A disc containing the .dwg file and PDFs of the FMDP has been included with this submittal package.
31. Please consider this comments response letter as our detailed response letter.
32. The checkprint has been returned with this submittal.
33. As discussed our re-submittal package will be turned in on October 29, 2012 to ensure adequate review time for all departments.
34. We believe the attached submittal package has addressed all of the comments and believe this submittal is complete.

Engineering Division:

1. We have communicated with Lose & Associates regarding the current flood study for Rankin Branch. This site was accounted for in the original flood study and it is our understanding LA Green Lake was sized to account for future development of the subject site. Additional studies will be provided, if necessary, with the construction plans submittal showing indicating LA Green Lake is appropriately sized for the subject development. Also, this site is located adjacent to LA Green Lake and within the lower 10% drainage basin. Detention of sites located in the lower 10% of a basin may have an adverse impact on flooding and may cause unfavorable influences on peak flow timing. Detention facilities on sites in the lower 10% of a drainage basin can often change the timing of the entire outflow hydrograph for the stream.
2. Cut-fill cross sections and calculations will be provided at the time of construction plan submittal for all areas within the floodplain.
3. We understand it is not desirable to place stormwater ponds within the floodplain. The water quality treatment shown is an effort to provide a permanent treatment practice for this

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PC0043-12



STAMMER TRANSPORTATION ENGINEERING, INC.

ATTACHMENT 1-10

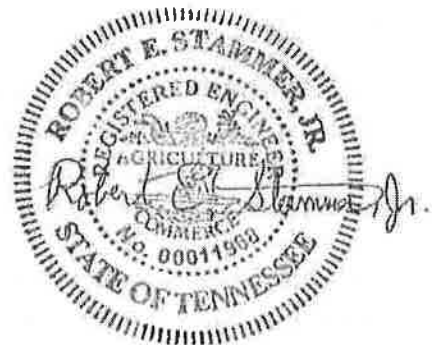
Engineering Consulting Report

Performed For

Fairvue Plantation Home Owners Association

Review of Proposed

"The Retreat at Fairvue"



Performed By

Robert E. Stammer, Jr., Ph.D., P.E.

Stammer Transportation Engineering, Inc.

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November 19, 2012

PLANNING
DEPARTMENT

PC 0043-12

12.02.050 Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan

Major amendments to the master development plan must be submitted to the Planning Commission for review and recommendation and approved by the Mayor and Alderman. Major amendments shall include, but not be limited to:

- A. An increase in the density of the development;
- B. Substantial changes in circulation or access;
- C. Substantial changes in the mix of dwelling unit types included in the project;
- D. Substantial changes in grading or utility provision;
- E. Substantial changes in the mixture of land uses;
- F. Reduction in approved open space, landscaping, and bufferyards;
- G. Substantial changes in architectural or site design features of the development; or
- H. Any other change that the City Planner determines to be a major divergence from the approved preliminary master development plan. The planning commission may overrule this determination upon the favorable vote of a majority of the entire membership of the Planning Commission.

SOURCE: City of Gallatin Zoning Ordinance.

The four specific highlighted items above (i.e., Items B, C, G, and H) individually and collectively support the question whether "The Retreat at Fairvue" is a **MAJOR** or **MINOR** land use change. Comments supporting that this development is a MAJOR land use change for the highlighted items are as follows:

B. "Substantial changes in access and circulation" are certainly current issues when the existing dead end street on Chloe Drive is to be opened to new traffic volumes. Noise, vehicular and

Additional Concerns

This study has not addressed other critical issues such as:

1. Ingress and egress circulation patterns,
2. Necessary traffic control devices,
3. Need for potential traffic calming devices,
4. Safe stopping sight distances,
5. Safety issues related to the additional vehicle volumes,
6. Decreasing vehicle speeds,
7. Pedestrian safety,
8. Parking supply, and
9. Other design factors relating to the proposed development once a final plan is obtained.

The above list highlights a few of the issues that may be investigated if and when "The Retreat at Fairvue" development with condominiums proceeds through the various planning and engineering review processes.

Conclusions

This brief consulting report has raised only a few of the concerns and important issues that are associated with the proposed "The Retreat at Fairvue" project. This report has presented views that the proposed project should be considered a **MAJOR change in land use** and appropriate additional reviews would be appropriate.

A preliminary trip generation analysis using accepted ITE trip generation data forecasts over 5,200 weekly trips would accompany the approval of some 132 condominiums for this project. Thus, significant weekly traffic volumes will likely be generated.

Finally, there remain a number of critical questions and issues that will also need addressing in conjunction with the proposed development, should the developer choose to proceed with this type of higher density residential development. Ultimate development approval must satisfactorily answer many other critical issues that are foreseen and that will be raised.

Thank you to the Gallatin Officials reviewing this report and for considering the associated requests.



ATTACHMENT 1 -12

Potter Lane/Roundabout Landscape Buffer Highlights

Landscape Buffer

- 560 ft. long and 20 ft. wide buffer with 280 plants. 1 plant for every 2 linear foot of buffer.
- Comprised of 100% Evergreen canopy trees, understory trees, and shrubs along the boundary of the property.
- Evergreen plants are staggered so that a visual screen will be accomplished on "day one".
- Flowering Understory Trees, Roses, Flowering shrubs, and ornamental grasses are used along the town home side for accents.
- Buffer is off-set from property boundary 4' to protect root systems of existing trees along the boundary line.
- A 2 to 3 foot top soil berm is planned under the buffer planting. Rich top soil will promote good growth.
- Buffer plantings will be irrigated to help insure survivability of the plant material and promote faster growth.

Traffic Circle Landscape

- Tall flowering Crepe Myrtles are clustered in the center to provide some height to the landscape while not interfering with driver visibility.
- Landscape is designed to avoid sightline conflicts.
- Knock out Roses, day lilies and annuals add color to the circle through-out the year.
- Low and medium size evergreen shrubs are planned as a foreground and edges to the flowering plants to provide a good streetscape throughout the year.

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GALLATIN PLANNING
& ZONING

PC0043-12

December 18, 2012

Sumner County E-911

1. We will work with E-911 to obtain approval for all streetnames within the development.

Industrial Pre-treatment Department:

1. Detailed water and sewer plans will be submitted during the construction plan review.

Other departments (Codes, Fire, Police, and Electric) did not have any comments at this time. I hope this appropriately addresses the comments generated during review. Please feel free to call if you need anything further from our office or if you have any questions.

Sincerely,



Michael Dewey, PE



EXHIBIT C

City of Gallatin, Tennessee

Codes/Planning Department

- public shall be ADA compliant and that crushed stone will only be permitted in private/sidewalks/trails and not in public sidewalks/trails.
10. In the street trees section of the Design Guidelines, the applicant shall add a note that the final location of trees shall be approved by the Engineering Division. All street trees must have bio-barrier installed adjacent to roadway and sidewalk as previously required for Fairvue Plantation.
 11. At the time construction plans are submitted, radii will need to be improved at intersections to enable access for all emergency and sanitation vehicles.
 12. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
 13. The alternative pedestrian plan is approved as shown.
 14. The applicant shall submit list of street names to Sumner County E-911 for review and approval.
 15. The applicant shall submit notarized documentation that all adjoining property owners were notified by mail about the Public Hearing for this property at City Council. Letters shall be mailed 15 days prior to Public Hearing, not counting the meeting date.
 16. The applicant shall submit three (5) corrected copies of the Design Guidelines to the Codes/Planning Department.
 17. The applicant shall correct minor errors in the legal description of the property and submit five (5) corrected copies to the Codes/Planning Department.

Approval contains the following requirements:

- ☐ NONE
- ☐ BUILDING PERMIT/USE AND OCCUPANCY PERMIT
- ☐ ZONING PERMIT
- ☐ SIGN PERMIT
- ☐ LAND DISTURBANCE PERMIT
- ☐ SIGNAGE CHECK
- ☐ UTILITY SURETY
- ☒ SITE SURETY
- ☒ SUBDIVISION SURETY
- ☐ LIST CONDITIONS OF APPROVAL ON RESUBMITTAL
- ☒ COUNCIL SUBMITTAL

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

EXHIBIT C

JANUARY 8, 2013

DEPARTMENT: CODES/PLANNING

AGENDA # 1

SUBJECT:

Ordinance #O1301-1 amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending property located at the intersection of Noah Lane and Chloe Drive.

SUMMARY:

Applicant requests approval of a major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan, in order to amend the use on a portion of the property from commercial to residential; Dwelling, Multi-Family and establish the lot sizes, street design, site layout, and architecture for the Retreat at Fairvue. Current zoning of the area being amended is split zoned Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential-15 (R15). Property consists of 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres for a total of 28.44 (+/-) acres, S.B.E. Tax Map 136//018.03. Property is located off Noah Lane. This item is scheduled for the January 7, 2013 Special Called Meeting of the Gallatin Municipal-Regional Planning Commission.

RECOMMENDATION:

ATTACHMENT:

☐ Resolution
☒ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☒ Other

Approved ☒
Rejected ☐
Deferred ☐

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

FEBRUARY 12, 2013

DEPARTMENT: CODES/PLANNING

AGENDA # 2

SUBJECT:

Ordinance #O1301-1 amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending property located at the intersection of Noah Lane and Chloe Drive.

SUMMARY:

Applicant requests approval of a major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan, in order to amend the use on a portion of the property from commercial to residential; Dwelling, Multi-Family and establish the lot sizes, street design, site layout, and architecture for the Retreat at Fairvue. Current zoning of the area being amended is split zoned Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential-15 (R15). Property consists of 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres for a total of 28.44 (+/-) acres, S.B.E. Tax Map 136//018.03. Property is located off Noah Lane. This item was presented at City Council on February 5, 2013 for Public Hearing. Councilwoman Julie Brackenbury requested that this item go back to the February 12, 2013 Council Work Session for further discussion.

RECOMMENDATION:

ATTACHMENT:

☐ Resolution
☒ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☒ Other

Approved ☒
Rejected ☐
Deferred ☐

Notes:

EXHIBIT C

ORDINANCE NO. O13Ø1-3

ORDINANCE APPROPRIATING \$926.25 FOR DAMAGE TO A DECORATIVE
LIGHT BASE AT N. WATER & E. BROADWAY

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$926.25 is hereby appropriated from the Undesignated Fund Balance of the General Fund for repairs to a decorative light base damaged by an accident on April 22, 2012. The funds will be payable to Gallatin Electric Department.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect on final passage, the public welfare requiring such.

PASSED FIRST READING: _____.

PASSED SECOND READING: _____.

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

JOE THOMPSON, CITY ATTORNEY

Gallatin Department of Electricity

**P.O. Box 1555
135 Jones Street
Gallatin, TN 37066
Phone: 615-452-5152
Fax: 615-452-6060**

January 15, 2013

City of Gallatin
132 West Main Street
Gallatin, TN 37066

RE: Decorative light base @ N. Water & E. Broadway damaged on April 22, 2012.

Cost to replace decorative light base @ N. Water & E. Broadway:

Payroll (including all applicable OH)	\$ 553.93
Transportation	25.32
Material	<u>347.40</u>
Total	\$ 926.25

Sent by Casey Byrd
@ Gallatin Electric

Invoice for lit to
run on 4-22-2012.
to replace decorative
light base..

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: City Attorney

AGENDA #

SUBJECT:

Appropriate money for decorative light base from accident on April 22, 2012.

SUMMARY:

There was an accident on April 22, 2012. The accident caused damage to a decorative light base at N. Water and E. Broadway. The motorist is unknown, making any subrogation impossible. Gallatin Electric submitted an invoice to our office around January 24, 2013 for the repairs. See attached invoice from Gallatin Electric Company.

RECOMMENDATION:

ATTACHMENT:

☐ Resolution
☒ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☒ Other

Approved ☒
Rejected ☐
Deferred ☐

Notes:

ORDINANCE NO. 01302-4

ORDINANCE APPROPRIATING FUNDS FROM SURPLUS PROPERTY SALES

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$26,157 is hereby appropriated from account 110-36330, Sale of Equipment, to 110-42110-888, for Patrol Vehicle Replacement.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect from and after its final passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE THOMPSON
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: **POLICE DEPARTMENT**

AGENDA #

SUBJECT:

Appropriating funds from govdeals.com revenue

SUMMARY:

money to be used for vehicle replacement

RECOMMENDATION:

ATTACHMENT:

<input type="checkbox"/>
<input checked="" type="checkbox"/>

Resolution

Ordinance

<input type="checkbox"/>
<input type="checkbox"/>

Correspondence

Contract

<input type="checkbox"/>
<input type="checkbox"/>

Bid Tabulation

Other

Approved

Rejected

Deferred

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Notes:

**ORDINANCE AMENDING THE CITY OF GALLATIN, TENNESSEE CHARTER AS
ESTABLISHED IN CHAPTER 67 OF THE PRIVATE ACTS OF 1953 AND AS
AMENDED THEREAFTER TO ESTABLISH A RAINY DAY FUND**

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, as follows:

1. Chapter 67 of the Private Acts of 1953, as subsequently amended, Article I, Section 1 is amended by adding a new subsection (22) which shall read as follows:

(22) *Rainy Day Fund.* The City Council shall have power to establish a "rainy day" fund in such amounts as it deems appropriate, but in no event less than twenty (20) percent of that fiscal year's operating expenses, excluding any capital purchases. Notwithstanding any provision in Article III, Section 15 of this Charter to the contrary, expenditures from the rainy day fund shall require the affirmative vote of five (5) members of the City Council.

2. This Ordinance shall have no effect unless it shall receive final approval within the time required by law by a two-thirds (2/3) vote of the Gallatin City Council after passage by the Tennessee General Assembly.
3. This Ordinance shall become effective after final passage thereof, the public welfare requiring such.

PASSED FIRST READING: February ____, 2013.

PASSED SECOND READING: ____, 2013.

ATTEST:

CONNIE KITTRELL
CITY RECORDER

MAYOR JO ANN GRAVES

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: City Attorney

AGENDA #

SUBJECT:

Enclosed are various charter changes received by this office from councilpersons. Two of the proposals have no specific language and actual language will be dependent on City Council decision.

SUMMARY:

RECOMMENDATION:

ATTACHMENT:

☐ Resolution
☐ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☒ Other

Approved ☒
Rejected ☐
Deferred ☐

Notes:

There were 11 requested charter changes but the only one approved was the Rainy Day Fund.

ORDINANCE NO. 01302-6

ORDINANCE TRANSFERRING SLOPE EASEMENT TO RCTENN, LLC

WHEREAS, RCTENN, LLC is a Gallatin industry wishing to expand its operations and provide additional jobs for the citizens of the City of Gallatin, Tennessee; and

WHEREAS, in order to expand its operations, RCTENN, LLC is desirous of acquiring a slope easement on property owned by the City of Gallatin, Tennessee; and

WHEREAS, donation of the slope easement described in the Attachments to this ordinance will not materially diminish the value of usability of the property retained by the City;

NOW, THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that approval is granted to transfer by Quitclaim Deed the slope easement described in the Attachments to this ordinance to RCTENN, LLC.

The Mayor and City Recorder are authorized to sign the necessary documents of conveyance.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect from and after its final passage, the public welfare requiring such.

PASSED FIRST READING: _____, 2013

PASSED SECOND READING: _____, 2013

MAYOR JO ANN GRAVES

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

JOE H. THOMPSON
CITY ATTORNEY

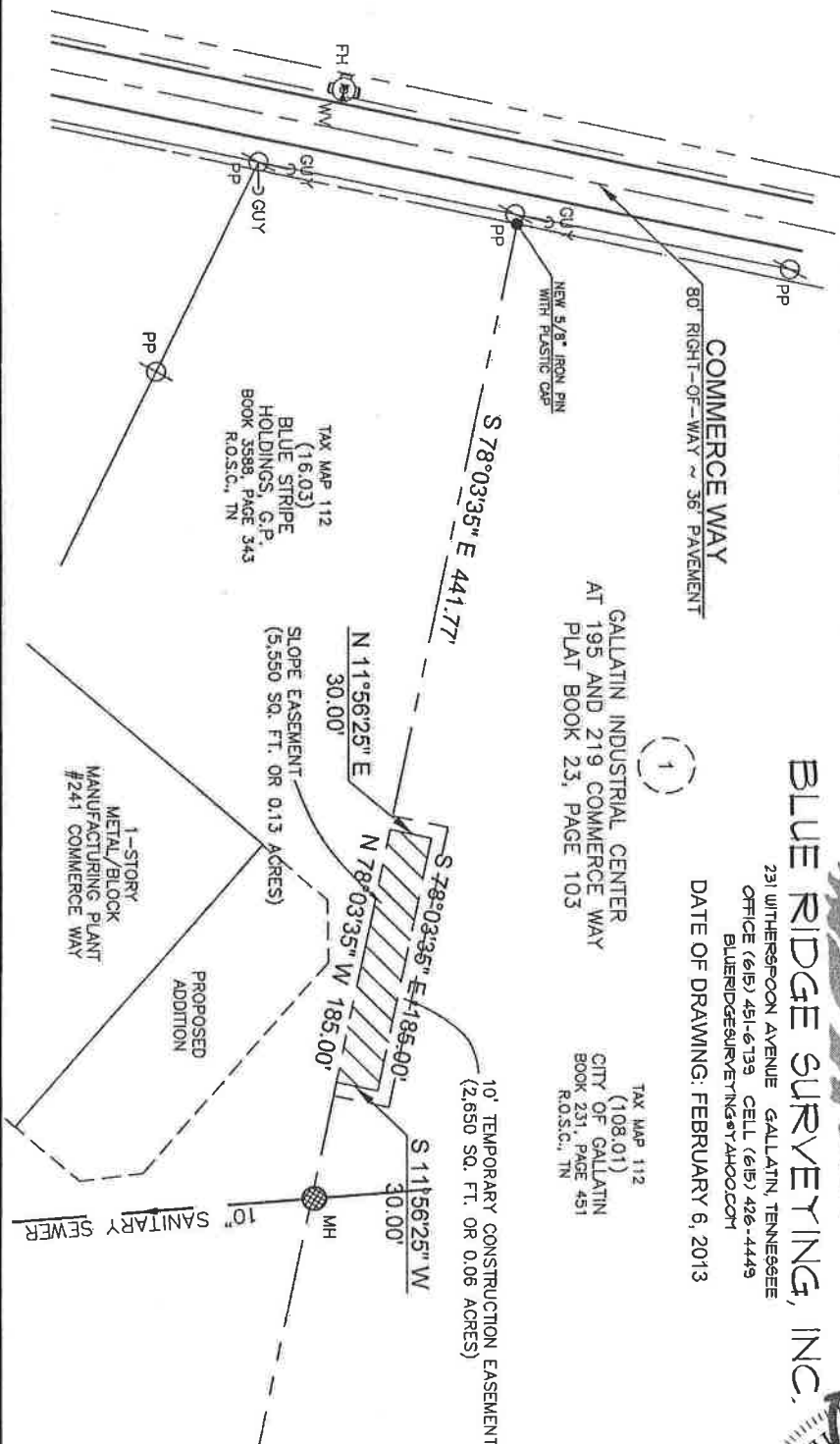
EXHIBIT "A"



BLUE RIDGE SURVEYING, INC.

231 WITHERSPHON AVENUE GALLATIN, TENNESSEE
 OFFICE (615) 451-6739 CELL (615) 426-4449
 BLUERIDGESURVEYING@YAHOO.COM
 DATE OF DRAWING: FEBRUARY 6, 2013

SURVEYED BY:



TENNESSEE STATE PLANE (NAD 83)

Permanent Slope Easement
Legal Description
Exhibit "A"
for the
RC TENN 23,000 SF Warehouse Addition

BEING located in the 2nd Civil District of Sumner County, Tennessee, being located northeasterly of the Commerce Way and Gateway Drive intersection and being a portion of Lot 1 of the Gallatin Industrial Center at 195 and 219 Commerce Way Final Plat as recorded in Plat Book 23, Page 103, in the Register's Office of Sumner County, Tennessee and also being a portion of the City of Gallatin Property as recorded in Record Book 231, Page 451 in the Register's Office of Sumner County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument, said monument being a point in the easterly right-of-way of Commerce Way, said monument also being a northwesterly property corner common to the Blue Stripe Holdings G.P. Property as recorded in Record Book 3588, Page 343, in the Register's Office of Sumner County, Tennessee

Thence leaving said easterly right-of-way of Commerce Way continuing along with the southerly property line of Lot 1 of the Gallatin Industrial Center at 195 and 219 Commerce Way Final Plat, S 78°03'35" E a distance of 441.77' to a point, said point being the TRUE POINT OF BEGINNING;

Thence with a slope easement the following four calls: N 11°56'25" E a distance of 30.00' to a point;

Thence S 78°03'35" E a distance of 185.00' to a point;
Thence S 11°56'25" W a distance of 30.00' to a point;

Thence N 78°03'35" W a distance of 185.00' to a point; which is the point of beginning, having an area of 5,550 square feet, 0.13 acres more or less.

Also included with the above description is a temporary 10' construction easement along the north, west and easterly sides. Temporary construction easement shall expire 6 months after the completion of construction.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated February 6, 2013.

Attached is Exhibit "A" which more clearly reflects the above-described easements.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: EDA/Engineering

AGENDA #

SUBJECT:

Slope Easement

SUMMARY:

As part of a 23,000 sq.ft expansion that will add an estimated 35 jobs, RCTENN is requesting a slope easement on the adjoining, City owned, property, to ensure proper storm water handling. Legal description attached.

RECOMMENDATION:

ATTACHMENT:

☐ Resolution
☐ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☒ Other

Approved ☒
Rejected ☐
Deferred ☐

Notes:

**RESOLUTION AMENDING GALLATIN PERSONNEL RULES AND
REGULATIONS RELATING TO REQUESTS TO WITHDRAW SICK LEAVE**

WHEREAS, Section 13-104 of the Gallatin Municipal Code provides for amendment of the Personnel Rules;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the Gallatin Personnel Rules and Regulations are hereby amended as follows:

(a) **Rule 16 – Section 16-3(u)(4)(C) Sick Leave** is hereby amended by:

deleting Section 16-3(u)(4)(C) in its entirety and replacing it with the following:

Satisfies all the other regular Sick Leave conditions of this Section. The Trustees shall have the authority to request and receive any other evidence they deem necessary in arriving at a decision.

BE IT FURTHER RESOLVED that this Resolution shall take effect from and after the date of final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

JOE THOMPSON, CITY ATTORNEY

Section 16-3 Sick Leave

All full-time classified employees shall accumulate 12 days of sick leave per year. All such employees shall periodically be credited in the official records with accumulated sick leave days in accordance with this accrual rate. Sick leave shall be considered a benefit and privilege and not a right for the employee to use at his/her discretion. Employees shall, therefore, utilize their accumulated sick leave allowance for absences due to such reasons as follows: personal illness or physical incapacity, exposure to a contagious disease thereby endangering the health of the other employees, personal illness within the immediate family, as defined in Rule 2, when the employee's presence is necessary to care for the ill family member, disability resulting from pregnancy, childbirth, or related medical conditions, enforced quarantine of the employee in accordance with community health regulations; or, to keep an appointment with a licensed medical doctor, dentist, or other recognized practitioner.

Section 16-3 Sick Leave

(u) Sick Leave Pool. A sick leave pool, hereinafter referred to as "the Pool", is established for all employees of the classified service and exempt service as may be applicable, to provide continued income of the Pool member employees when all other of their personal sick leave, compensatory time, and vacation leave balances have been exhausted, and valid reasons exist for additional sick leave to be withdrawn from the Pool's reserves.

Section 16-3 Sick Leave

(u)(4) Requests to Withdraw Sick Leave. Any active member of the Pool may submit a written request to the Trustees, on the form provided by the Personnel Official, to withdraw sick leave from the Pool, provided the employee meets the following criteria:

- (A) Has been a member of the Pool at least three months as of the date of the request; and
- (B) Has exhausted all other personal sick leave, compensatory time, and vacation leave; and
- (C) ~~Has submitted adequate evidence to support continued sick leave, including a written statement from a licensed, practicing medical doctor confirming the employee is incapacitated from work and the duration of such incapacity.~~ *Satisfies all the other regular Sick Leave conditions of this Section.* The Trustees shall have the authority to request and receive any other evidence they deem necessary in arriving at a decision.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: Personnel

AGENDA # 8

SUBJECT:

Resolution Amending Personnel Rules--Requests to Withdraw Sick Leave

SUMMARY:

Personnel Rule 16-3 pertains to terms and conditions of our Sick Leave benefits. The attached document first provides the introductory paragraph explaining the basics to the Sick Leave policy. Then the first paragraph of Section 16-3(u) is provided explaining the basics of the Sick Leave Pool, followed by Section 16-3(u)(4) dealing with "Requests to Withdraw Sick Leave" from the Sick Leave Pool and the recommended wording changes.

The basic policy has always allowed employees to be eligible for regular accrued sick leave pay "when the employee's presence is necessary to care for the ill family member". However, Section 16-3(u)(4) currently is worded that Sick Leave Pool hours can be used only for the employee's personal disability, and therefore if an employee was needed to care for their spouse or child and had exhausted their regular sick leave they would not be eligible to request Pool hours. This is not consistent with the basic intent of the sick leave benefit.

This Resolution revises the rule to allow Pool hours to be made available consistent with the rest of Section 16-3.

RECOMMENDATION:

Approval

ATTACHMENT:

☒ Resolution
☐ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☒ Other

Approved ☒
Rejected ☐
Deferred ☐

Notes:

DANGEROUS BUILDING
SHOW CAUSE NOTICE

TO: CINDY TODD
117 DRIVERS LANE
GALLATIN TENNESSEE 37066

MADGE KEITH
1036 SOUTH WRIGHTS LANE
GALLATIN, TENNESSEE 37066


RE: 117 DRIVERS LANE
GALLATIN, TENNESSEE
TAX MAP: 135L-A-001.00

PURSUANT to Gallatin Municipal Code, Chapter 5, Article IX, Section 5-241, et seq., Dangerous Buildings, you are hereby summoned to appear for a hearing before the Gallatin City Council, on **TUESDAY, FEBRUARY 19, 2013 at 6:00 P.M., C.D.T.**, Gallatin City Hall, Gallatin, Tennessee, Council Chambers, for the purpose of showing cause why the building and structures located at the above address should not be declared a dangerous building pursuant to Gallatin Municipal Code §5-248 and ordered demolished with all costs and expenses assessed against the owner(s) and imposed against the real property as a municipal lien. You have the right to present evidence and testimony and be represented by an attorney if you so choose.

Failure to appeal will result in a finding of dangerous building and an order for demolition with all costs and expenses assessed against the owner(s) and the real property as a municipal lien.

Direct all inquiries to Johnny Morris, in the Codes Department at 615-451-5968.

Dated: February 14, 2013.



JOE H. THOMPSON
CITY ATTORNEY FOR THE
CITY OF GALLATIN, TENNESSEE

CERTIFIED NEXT DAY MAIL – February 14, 2013.
REGULAR MAIL – February 14, 2013.